

**CONSERVATION EASEMENT**

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 10 day of Nov., 2005 by C&G Developers, Inc., whose mailing address is 3844 Tarpon Dr Tallahassee FL 32309 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

**WITNESSETH:**

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Robert C. Camp  
(Name typewritten)

[Signature]  
(Signature) Mrs C & E Davidson

WITNESSES:

[Signature]  
(Sign)  
Mark S. Capen  
(Print Name)

[Signature]  
(Sign)  
Kelly E Creamer  
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 10 day of November, 2005  
by Robert C. Camp, who is personally known to me or who has produced  
(name of person acknowledging)

FL. D.L. #CS10-76331-216-D as identification.  
(type of identification produced)

Beverly T. Douglas  
(Signature of Notary)  
**Beverly T. Douglas**  
Commission # DD277540  
Expires January 17, 2008  
(Print, Type or Stamp Name of Notary)

 **Beverly T. Douglas**  
Commission # DD277540  
Expires January 17, 2008  
Bonded Troy Fain - Insurance, Inc. 800-365-7019

Sec. Gras.  
(Title or Rank)

(Serial Number, If Any)

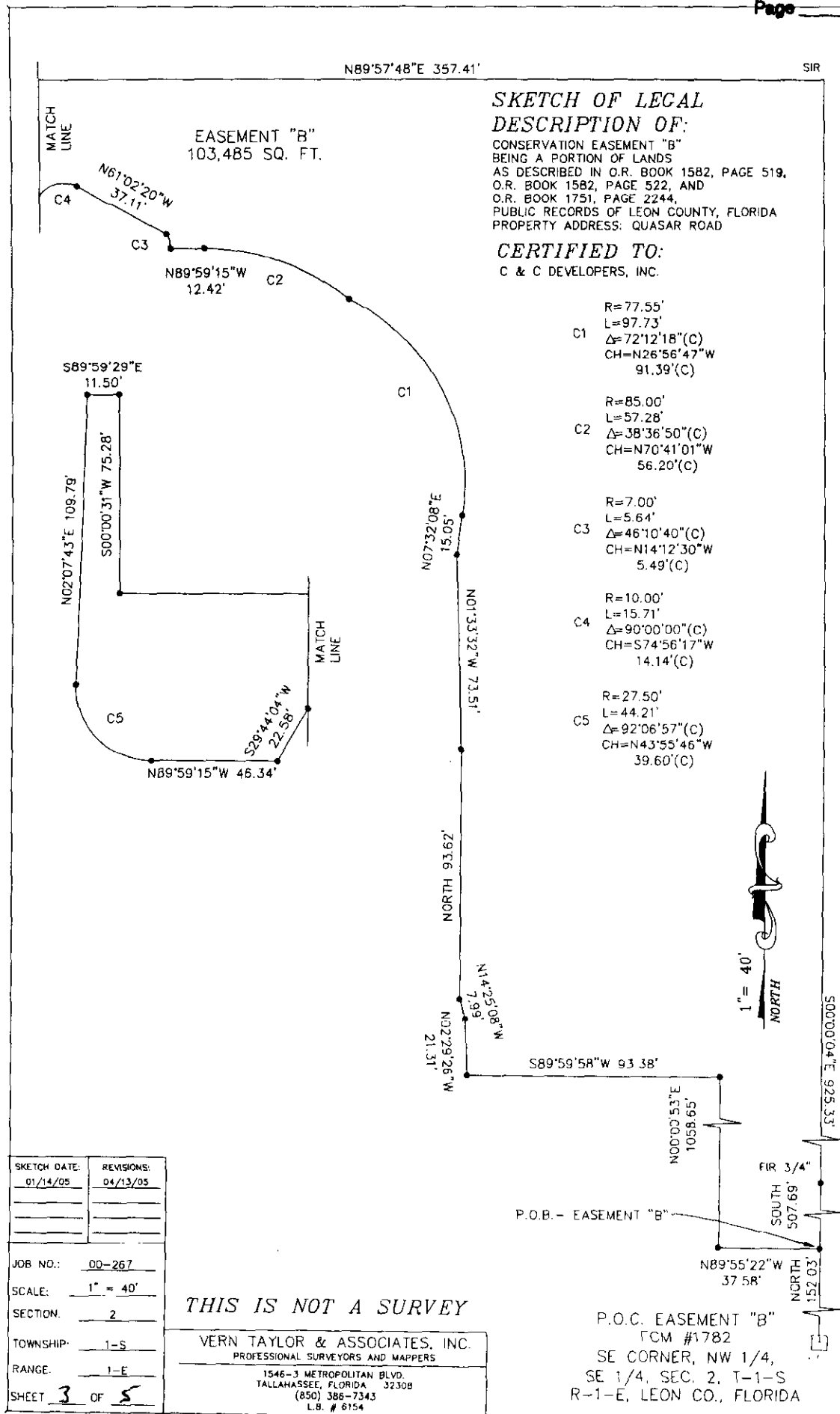
This Instrument was prepared by:  
Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
301 South Monroe Street  
Tallahassee, Florida 32301



# EXHIBIT A

Attachment # 1

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## Vern Taylor & Associates, Inc.

**Professional Surveyors and Mappers**

**1546-3 Metropolitan Boulevard**

**Tallahassee, FL 32308-3775**

**Office (850) 386-7343 - Fax (850) 385-9474**

LEGAL DESCRIPTION - CONSERVATION EASEMENT "A",  
BEING A PORTION OF LANDS AS DESCRIBED IN O.R. BOOK 1582, PAGE 519,  
IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS A  
RESULT OF FIELD SURVEY BY VERN TAYLOR & ASSOCIATES, INC.,  
AS FOLLOWS:

COMMENCE and BEGIN at a concrete monument #1782 marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 2, Township 1 South, Range 1 East, Leon County, Florida, thence run North 130.03 feet, thence run North 89 degrees 55 minutes 22 seconds West 37.61 feet, thence run South 00 degrees 07 minutes 58 seconds East 91.72 feet, thence run South 89 degrees 51 minutes 25 seconds West 117.25 feet, thence run North 88 degrees 43 minutes 50 seconds West 73.32 feet, thence South 89 degrees 53 minutes 40 seconds West 104.52 feet to a point on a curve concave to the Northeasterly, thence run Northwesterly along said curve having a radius of 85.00 feet through a central angle of 90 degrees 11 minutes 11 seconds for an arc distance of 133.79 feet (the chord of said curve bears North 45 degrees 00 minutes 44 seconds West 120.40 feet) to the end of said curve, thence run South 00 degrees 04 minutes 51 seconds West 125.21 feet, thence run North 89 degrees 55 minutes 09 seconds East 417.80 feet to the POINT OF BEGINNING, containing 21,390 square feet, more or less.

Job No: 00-267-con-ease-2

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"Florida D.B.P.R. Licensed Business No. 6154"

LEGAL DESCRIPTION - CONSERVATION EASEMENT "B",  
BEING A PORTION OF LANDS AS DESCRIBED IN O.R. BOOK 1582, PAGE 519, O.R. BOOK  
1582, PAGE 522, AND O.R. BOOK 1751, PAGE 2244,  
IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS A  
RESULT OF FIELD SURVEY BY VERN TAYLOR & ASSOCIATES, INC.,  
AS FOLLOWS:

COMMENCE at a concrete monument #1782 marking the Southeast corner of the Northwest quarter of the Southeast quarter of Section 2, Township 1 South, Range 1 East, Leon County, Florida, thence run North 151.03 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence run North 89 degrees 55 minutes 22 seconds West 37.58 feet, thence run North 00 degrees 00 minutes 53 seconds East 1058.65 feet, thence run South 89 degrees 59 minutes 58 seconds West 93.38 feet, thence run North 02 degrees 29 minutes 26 seconds West 21.31 feet, thence run North 14 degrees 25 minutes 08 seconds West 7.99 feet, thence run North 93.62 feet, thence run North 01 degrees 33 minutes 32 seconds West 73.51 feet, thence run North 07 degrees 32 minutes 08 seconds East to a point on a curve concave to the Southwesterly, thence run Northeasterly and Northwesterly along said curve having a radius of 77.55 feet through a central angle of 72 degrees 12 minutes 18 seconds for an arc distance of 97.73 feet (the chord of said curve bears North 26 degrees 56 minutes 47 seconds West 91.39 feet) to the end of said curve and the beginning of a non-tangent curve concave to the Southwesterly, thence along said curve having a radius of 85.00 feet through a central angle of 38 degrees 36 minutes 50 seconds for an arc distance of 57.28 feet (the chord of said curve bears North 70 degrees 41 minutes 01 seconds West 56.20 feet), thence leaving said curve run North 89 degrees 59 minutes 15 seconds West 12.42 feet to a point on a non-tangent curve concave to the Southwesterly, thence run Northwesterly along said curve having a radius of 7.00 feet through a central angle of 46 degrees 10 minutes 40 seconds for an arc distance of 5.64 feet (the chord of said curve bears South 74 degrees 56 minutes 17 seconds West 14.14 feet), thence leaving said curve run South 29 degrees 44 minutes 04 seconds West 37.11 feet to a curve concave to the Northeasterly, thence run along said curve having a radius of 27.50 feet through a central angle of 92 degrees 06 minutes 57 seconds for an arc distance of 44.21 feet (the chord of said curve bears North 43 degrees 55 minutes 46 seconds West 39.60 feet) to the end of said curve, thence run North 02 degrees 07 minutes 43 seconds East 109.79 feet, thence run South 89 degrees 59 minutes 29 seconds East 11.50 feet, thence run South 00 degrees 00 minutes 31 seconds West 75.28 feet, thence run North 89 degrees 57 minutes 48 seconds East 357.41 feet, thence run South 00 degrees 00 minutes 04 seconds East 925.33 feet, thence run South 507.69 feet to the POINT OF BEGINNING, containing 103,485 square feet, more or less.

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## EXHIBIT "B"

### SPECIAL ACTIVITIES

This plan allows for control of nuisance plants in order to maintain native vegetation and control invasive exotic plants. To achieve these goals, vegetation management activities within the conservation easement may include the techniques listed below. Any deviation from the activities listed must be approved by the Leon County Growth and Environmental Management (LCGEM) Department.

#### Control and Eradication of Invasive Exotic Plant Species

- 1) Invasive exotic species are recognized as those listed by the Florida Exotic Pest Plant Council on their List of Invasive Species or its successor. Any additional invasive exotic plant species proposed to be treated or removed must first be approved by LCGEM.
- 2) Small plants may be pulled from the ground by hand. For larger plants that aren't easily pulled by hand, any obvious clusters of fruits or seeds may be clipped from their tops. These plants along with their fruits and seed parts must be placed in plastic garbage bags and disposed of in a landfill. Attention should be made to ensure that any plant materials, including fruits or seeds, are not dispersed into other areas during removal from the site.
- 3) Large shrubs or extensive patches which cannot be managed by hand may be treated with an herbicide designed for such purposes and must be used in accordance with the manufacturer's directions. LCGEM should be contacted with questions regarding the specific types of herbicides to use and appropriate methods of treatment.

#### Control of Native Nuisance Plant Species

- 1) Native nuisance species shall be recognized as catbriar (*Smilax spp.*), grapevine (*Vitis spp.*), blackberry (*Rubus spp.*), virginia creeper (*Parthenocissus quinquefolia*), trumpet vine (*Campsis radicans*), poison ivy (*Toxicodendron radicans*), and poison oak (*Toxicodendron toxicarium*)
- 2) Plants may be pulled from the ground by hand, clipped, or if absolutely necessary treated with an appropriate herbicide as described in #3 above.